



# LAGUNA BEACH BUSINESS PARK

1945 Laguna Canyon Road • Laguna Beach, CA 92651

**FOR LEASE: High End "Creative" Gallery/Retail/Office/Medical or Man Cave w/Studio Apartment.  
Parking Stalls Available for Lease.**

**LAGUNA CANYON FRONTAGE  
WITH BUILDING SIGNAGE ON  
133 FWY. \$500,000.00 IN  
TENANT IMPROVEMENTS.**

**"TURN KEY" HIGH-END  
"CREATIVE" GALLERY, RETAIL,  
OFFICE OR MEDICAL SPACE  
WITH STUDIO APARTMENT**

Exclusively listed by:

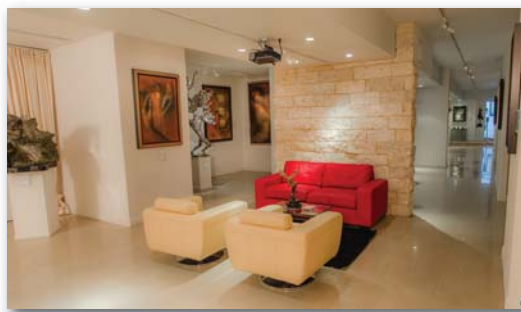
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COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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## PROPERTY FEATURES:

- High Profile Trophy Laguna Beach Property with Signage & Frontage on Laguna Canyon Road (133) with Over 45,000 Cars Per Day. Situated in Laguna Beach Business District.
- **Flexible Zoning: Retail, Art, Office, Medical, Work/Live, Auto, Wholesale, Light Manufacturing, Bakery, Textiles, Office, Professional Services, Warehouse, Storage, Distribution, Commercial Entertainment, Animal Hospital, Printing, Publishing, Car Collector, Gallery and Man Cave.**
- Two (2) Freestanding, Highly Upgraded Buildings with Large Private Fenced Yard and Over \$500,000.00 in Tenant Improvements within the Art Studio including a Studio Apartment.
- Multi-Tenant Property with Flexible M1-A Zoning and Overflow Parking.
- Strong Local Demographics with Growing Population Base with Disposable Income.
- Immediate Access to Interstate I-5, San Diego (405) Freeway and the Toll Roads (73 and 241).
- Immediate Proximity to Restaurants, Shopping, Hotels, Retail Amenities, Art Galleries, Art Festival, Pageant of the Masters, Sawdust Festival, Main Beach and Other World Renowned Beaches.



## PROPERTY AVAILABILITY:

Unit	Sq. Ft.	Lease Rate	Description
Art Gallery with Studio Apartment	5,402	\$2.95 MG PSF	<b>Incredible Space - Divisible to 2,000 SF.</b> High end “creative” gallery, office, medical or retail space with <b>signage</b> on Laguna Canyon Road. Improvements include herculite doors, marble floors, custom lighting, high end kitchen, multiple entries, private patio area, office, studio apartment, three (3) bathrooms, full shower, display area, reception area with over \$500,000 of high end improvements within the space.
Parking Stalls		\$200.00 Per Stall	Parking stalls available on a month to month basis.

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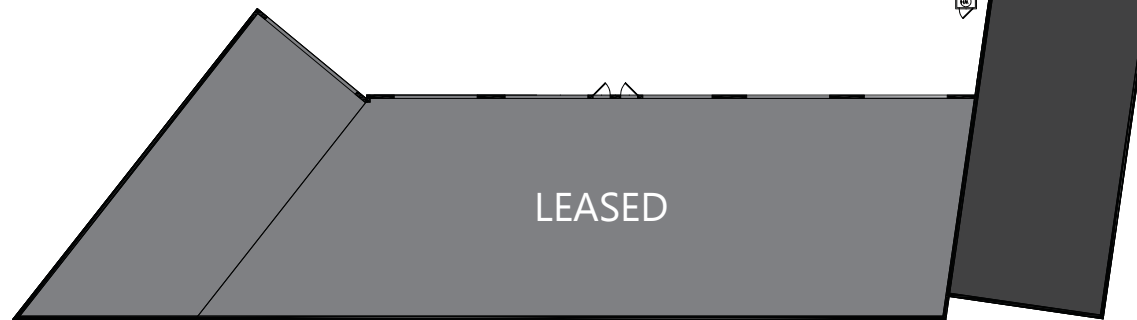
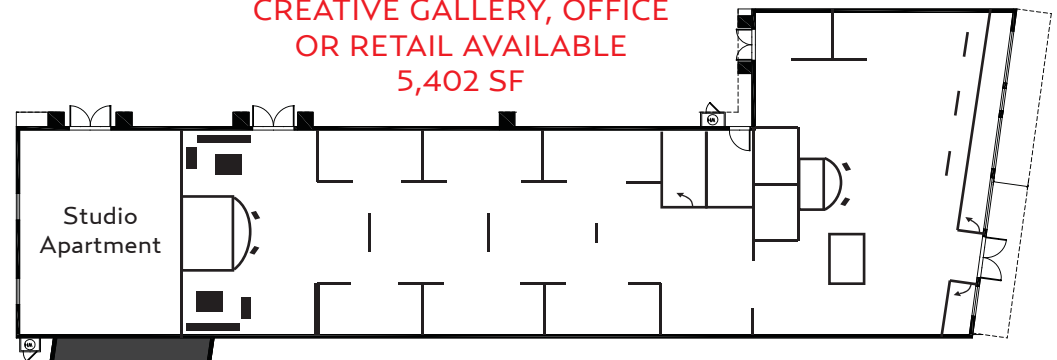
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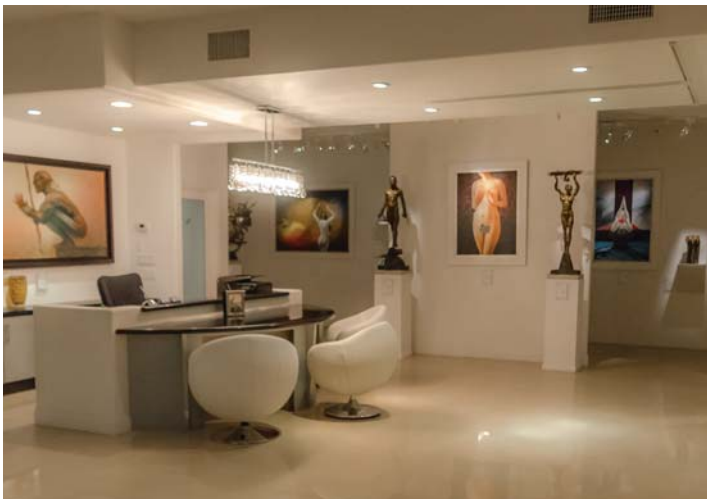
FENCED  
PARKING/YARD  
LOCATED IN REAR  
OF PROPERTY

CREATIVE GALLERY, OFFICE  
OR RETAIL AVAILABLE  
5,402 SF



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## CITY OF LAGUNA BEACH

Southern Orange County, approximately 24 miles southeast of the county seat of Santa Ana. It's known for having some of the most beautiful beaches in Southern California. The city is also known for its hotels, unique shops, restaurants, world famous art galleries, and art festivals. Several movies and TV shows have been filmed there. The community of Laguna Beach (population 27,000) is the second oldest city in Southern Orange County, second to San Juan Capistrano. It is bordered by the Pacific Ocean on the southwest, Crystal Cove on the northwest, Laguna Woods on the northeast, Aliso Viejo and Laguna Niguel on the east and Dana Point on the southeast.

Many wealthy and progressive people have made Laguna Beach their home and added to the local culture. Much of the community's unique identity and vitality has come from the artistic orientation of its early residents. The city of Laguna Beach was incorporated on June 29, 1972 and continues to be known as an artists' colony and popular tourist area. The location, scenic surroundings and Mediterranean type climate ensures the city's continued prominence.

Residents of Laguna Beach enjoy the cultural tradition and resort atmosphere of a city considered to be one of the most culturally enriched communities in our nation and, over the past hundred years, has established a highly regarded reputation as an Arts Center. Each year over three million visitors come to Laguna Beach to enjoy the stunning scenic beauty, the charm of a historic town center with unique shopping and dining experiences, recreation activities and a variety of cultural arts opportunities. These attributes are interwoven into the fabric symbolizing Laguna Beach.

The City's annual art festivals began over 60 years ago. The renowned Pageant of the Masters, a tribute to the achievements of famous painters and sculptors, features major works of art replicated in real life tableau. The Festival of the Arts, the Sawdust Festival and Art A Fair provide a forum for the talents of several hundred artists from Southern California. The festivals also provide entertainment and employment for residents of Laguna Beach and are a part of the community's lifestyle. The Festivals, Laguna Beach's unique downtown shops and beach activities attract over a quarter of a million visitors to Laguna Beach during July and August with three million visiting each year. Laguna Beach is known world-wide as one of the most picturesque communities in Southern California. The city's attractiveness is exemplified by the striking physical attributes of the Pacific Ocean and steep hillsides, prominent ridgelines, vistas, and verdant canyons portraying vast areas of open space surrounding the historic community.



## LAGUNA BEACH DEMOGRAPHICS

2014 Est. Population	23,493	2014 Est. Average Age	43.10
2019 Proj. Population	24,547	2014 Est. Households	11,321
2010 Census Population	22,723	2019 Proj. Households	11,913
2000 Census Population	23,324	2010 Census Households	10,862
Growth 2010-2014	3.39%	2000 Census Households	11,443
Growth 2014-2019	4.49%	Growth 2010-2014	4.23%
2014 Est. Median Age	49.55	Growth 2014-2019	5.24%



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## LAGUNA BEACH DEMOGRAPHIC HIGHLIGHTS

- » Laguna Beach is internationally known as a popular tourist destination - approximately 3 million visitors come throughout the year for the beautiful weather, high fashion shopping, art related events, and breathtaking coastline.
- » More than 8,400 people within a 1-mile radius, with an average household income of \$118,000.
- » More than 21,800 people within a 3-mile radius, with an average household income of \$132,000.
- » More than 106,900 people within a 5-mile radius, with an average household income of \$127,000.
- » Laguna Beach home values average \$1,384,000 with some oceanfront home values exceeding \$30,000,000.

## ORANGE COUNTY

The cities and communities of Orange County offer a variety of residential choices, from exclusive homes with breathtaking views of the Pacific Ocean to more modest homes in attractive planned communities. The County totals 948 square miles and has 42 miles of pristine beaches, two major harbors, vast wilderness parks and open space, top-rated attractions, world-class shopping, and a wide range of cultural arts. Orange County is a worldwide tourist destination attracting more than 38 million visitors each year. Orange County is home to Disneyland, Knott's Berry Farm, miles of famous beaches and coastline, and the largest convention center in the west (Anaheim Convention Center). Tourist spending swelled to a record \$7.31 billion, supporting nearly 83,000 local jobs.

In fact, “Places Rated Almanac” has rated Orange County as the number one place to live in the nation. The nine factors that influence the quality of location and encompass the most common components applicable to relocation were climate, cost of living, crime, education, health care, jobs, recreation, the arts, and transportation. There are more than 40 colleges and universities in Southern California, which feed and support this highly trained and motivated work force. Orange County has ten public and seven private colleges and universities serving its communities.

With a population of more than 3 million residents (8.5% of California's population), Orange County is the second largest county in California, trailing behind Los Angeles and just surpassing San Diego County, and ranks as the fifth most populated county in the nation. Orange County's population has increased by approximately 29% since 1990 and growth is expected to continue with population projections over 3.6 million by 2030. Compared to the United States overall, Orange County has a slightly younger population that is significantly more affluent and better educated. Superlative demographics continue to attract businesses to Orange County.

## ORANGE COUNTY ECONOMY

- » Ranked in Forbes magazine's top 50 economically thriving metro areas, Orange County enjoys lower business costs, a highly qualified workforce, and one of the lowest unemployment rates in the country.
- » Attraction and retention of the world's leading companies will remain high due to Orange County's 17 colleges and universities, one of the best educated work forces in the world, and an independent attitude.
- » Orange County is roughly 1% of the U.S. Population, but it has 3% of Fortune 500 companies.
- » Places Rated Almanac puts Orange County in the top ten cities in the nation for job growth and retention.
- » More than 43 million tourists visit Orange County annually, spending approximately \$8.7 billion and supporting nearly 160,000 local tourism industry jobs.

